055.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,900 / 772,900
					USE VALUE:	772,900 / 772,900
					ASSESSED:	772,900 / 772,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53	-55	DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FINOCHETTI JOHN
Owner 2:	
Owner 3:	
Street 1:	55R DUDLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GROVE BANK -
Owner 2:	-
Street 1:	1330 BOYLSTON ST
Twn/City:	CHESTNUT HILL
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,549 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1850, having primarily Asbestos Exterior and 2540 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4549.000	371,900	11,500	389,500	772,900
Total Card	0.104	371,900	11,500	389,500	772,900
Total Parcel	0.104	371,900	11,500	389,500	772,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.26 | /Parcel: 304.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	36589
GIS Ref	
GIS Ref	
Insp Date	10/04/18

!4422!

PREVIOUS ASSESSMENT

Parcel ID: 055.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	372,200	11500	4,549.	389,500	773,200	773,200	Year End Roll	12/18/2019
2019	104	FV	336,900	11500	4,549.	389,500	737,900	737,900	Year End Roll	1/3/2019
2018	104	FV	331,000	11500	4,549.	261,500	604,000	604,000	Year End Roll	12/20/2017
2017	104	FV	310,300	11500	4,549.	250,400	572,200	572,200	Year End Roll	1/3/2017
2016	104	FV	310,300	11500	4,549.	228,200	550,000	550,000	Year End	1/4/2016
2015	104	FV	258,600	11500	4,549.	183,600	453,700	453,700	Year End Roll	12/11/2014
2014	104	FV	258,600	11500	4,549.	164,200	434,300	434,300	Year End Roll	12/16/2013
2013	104	FV	268,900	11500	4,549.	155,800	436,200	436,200		12/13/2012

PRINT

Date	Time
12/10/20	19:26:47

LAST REV

Date	Time
11/23/20	15:20:14
danam	
4422	

USER DEFINED

Prior Id # 1:	36589
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GROVE BANK,	22924-567	1	2/19/1993	Bank Sale	175,000	No	No		
KYPRIANOS JOHN	22457-566	1	10/2/1992	Bank Sale	152,000	No	No		
DUCAS MARY K/ T	18834-279		1/25/1988		311,950	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/2020	1009	Porch	51,000	O				
6/1/2020	501	Re-Roof	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/2020	Mail Update	JO	Jenny O
10/4/2018	MEAS&NOTICE	PH	Patrick H
5/12/2009	Measured	197	PATRIOT
2/7/2000	Missed Appt.	276	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	277	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4549		Sq. Ft.	Site		0	70.	1.22	11									389,529						389,500	

Total AC/HA: 0.10443 | Total SF/SM: 4549 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 389,529 | Spl Credit | Total: 389,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.10572910
Const Adj.:	0.94040596
Adj $ / SQ:	145.577
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	531855
Depreciation:	159982
Depreciated Total:	371873

COMMENTS

MAY USE PART OF GAR FOR COMM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	2	HB	

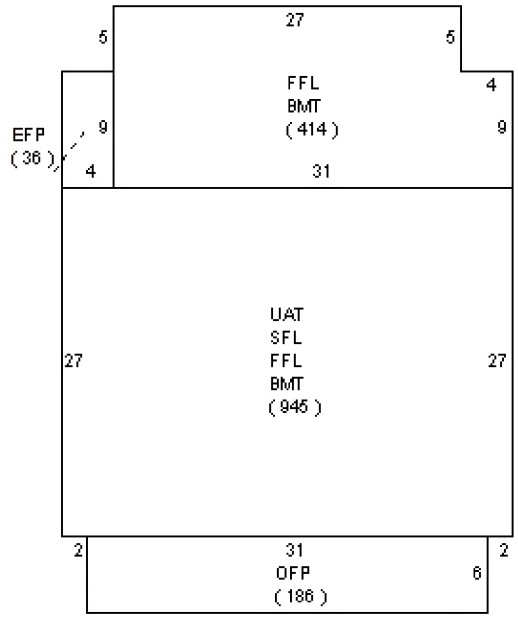
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	12	6	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,359	43.670	59,352
FFL	First Floor	1,359	145.580	197,839
SFL	Second Floor	945	145.580	137,570
UAT	Upper Attic	236	96.080	22,699
OFP	Open Porch	186	23.860	4,438
EFP	Enclos Porch	36	68.270	2,458

Net Sketched Area:	4,121	Total:	424,356
Size Ad	2304	Gross Are	4830	FinArea	2540
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	145.58
Special Features:	0	Val/Su Net:	90.25
Final Total:	371900	Val/Su SzAd	161.41

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	37X30	A	AV	1925	17.25	T	40	104			11,500			11,500

More:	N	Total Yard Items:	11,500	Total Special Featues:		Total:	11,500